



GRASSROOTS
REALTY GROUP

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46 Cityline Common NE
Calgary, Alberta

MLS # A2349642



\$695,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,228 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

****Maclaren Model | Double Attached Garage | 8 Solar Panels | High Lookout | 3 Bedrooms | 2.5 Bathrooms | Side Entry | 9' Basement Foundation | Open Floor Plan | Electric Fireplace | Stainless Steel Chimney Hood | Full Height Cabinets | Quartz Countertops | Oversized Kitchen Island | Abundant Natural Light | Upper Level Laundry | Primary Retreat with Walk-in Closet & Ensuite | Dual Vanity | Glass Shower | Spacious Additional Bedrooms | Future Basement Potential | Planned Schools | Environmental Reserve | Future Commercial Amenities.** Welcome home to the thoughtfully designed Maclaren, offering an ideal blend of modern style, functionality & natural light. The welcoming foyer opens into the bright great room where an electric fireplace creates a warm focal point while large windows fill the space with natural light. The open floor plan flows seamlessly into the stylish kitchen, finished with full height cabinetry, quartz countertops, a stainless steel chimney hood & an oversized island providing excellent workspace & gathering space. The functional main level layout creates an inviting setting for everyday family living & entertaining. Upstairs holds 3 bedrooms, 2.5 bathrooms & a conveniently located laundry room near the bedrooms & main bathroom. The primary retreat features a walk-in closet & a beautifully appointed ensuite with dual sinks & a glass shower. The additional bedrooms provide comfortable space for family, guests or a flex area. The separate side entry & 9' basement foundation offer excellent potential for future basement development of a suite(subject to City approval), allowing you to customize the space to suit your needs. Outside, the double attached garage provides secure parking while 8 installed solar panels offer an added energy-efficient feature. Ideally positioned near planned schools, an environmental reserve & future commercial amenities, this

home offers modern living with excellent future community convenience. Hurry & book your showing today!